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21 March 2022

To the Chairperson and Members of the Central Area Committee

Architectural Heritage Assessment of **19 Moore Street, Dublin 1**, in relation to the City Council Motion to add the terrace at 10-25 Moore Street to the Record of Protected Structures

Photograph of Structure



Request and Reason for Addition:

- The Elected Members of Dublin City Council at the monthly council meeting held on 14th June 2021, passed a motion (Emergency Motion No. 1) put forward by Councillors Micheál Mac Donncha, Máire Devine, Janice Boylan, John Lyons, Cieran Perry, Christy Burke, Daithí Doolan, Seamus McGrattan, Larry O'Toole, Daniel Céitinn and Anthony Connaghan; *“That this City Council, in relation to the Hammerson application for the development of the Dublin Central site that includes the demolition of 1916 buildings, structures and fabric on Moore Street, calls for the completion of the stalled process to add five buildings on the site to the record of protected structures as agreed by this council; we further call for the terrace 10-25*

Moore Street to be added to the record of protected structures as a matter of urgency so that a full assessment of all 1916 buildings, carried out by suitably qualified independent experts, can be made available.”

Nos. 14-17 Moore Street inclusive are a National Monument and each of the four buildings is a Protected Structure; RPS Ref. Nos. 5282, 5283, 5284 and 5285, respectively.

An RPS assessment report has been completed for 10 Moore Street and 20/21 Moore Street, with recommendations in both instances for the proposed addition of the buildings to the City Council’s Record of Protected Structures.

The remaining buildings in this terrace, i.e. Nos. 11, 12, 13, 18, 19, 22/23 and 24/25 Moore Street, referred to above, have now been assessed individually with a separate report for each. 19 Moore Street, Dublin 1, forms the subject of this report.

Location and Land Use Zoning:

The subject structure is located in an area zoned Z5, the objective of which is “To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity”.



Figure 1: Site Location and Land Use Zoning

Architectural Conservation Area:

19 Moore Street is not within an Architectural Conservation Area, but is proximate to the designated O’Connell Street ACA (2001); shown as a diagonal green cross hatch on Fig. 1, above.

Relevant Planning History:

Planning Ref.	Description	Decision Date
2479/08	<p>Description has been abbreviated</p> <p>7 year permission for development at an overall site of c 2.17 hectares, at nos 40-41, 42 (a protected structure), 43 (a protected structure), 44 (a protected structure), 45-51, 52-54 (protected structures), 55-56, 57 (a protected structure), 58 (a protected structure), 59, 60 (a protected structure) and 61 (a protected structure) and 60a (otherwise 5 Henry Place) O'Connell Street Upper, Nos 37-41a Henry Street, nos 1-13, 14-17 (protected structures and a national monument) and 18-25 Moore Street, nos 71 and 71a Parnell Street, nos 1-8 O'Rahilly Parade, nos 1-15 Moore Lane, Nos 4-13 (including 3 Moore Lane) and 15-18 Henry Place, nos 6-8 at the junction of Henry Place and Moore Lane and including Clarkes Court off Moore Street, Moore Place off Henry Place, Murphys Court off Moore Lane, part of Moore Lane from the junction of Henry Place and Moore Lane to the junction of Moore Lane and O'Rahilly Parade and part of Henry Place from the junction of Moore Street and Henry Place to the rear of no. 61 O'Connell Street Upper (a protected structure), Dublin 1. The site consists of the majority of a city block bounded by Parnell Street, Moore Lane, O'Rahilly Parade, Moore Street, Henry Street, Henry Place and O'Connell Street Upper, but for the avoidance of doubt excludes nos 70 & 72-75 Parnell St, Nos 37-39 & 62-69 O'Connell St Upper, Nos 31-36 Henry St & Nos 1-3 Henry Place, Dublin 1. Note: permission granted for demolition of 19 Moore Street under Planning Reg. Ref: 2479/08.</p>	Grant Permission on appeal PL29N.232347: 24/03/10
2479/08X1	As above – Extension of Duration of Planning Permission granted per PL29N.232347.	Extension of Duration granted: 21/07/16
4339/09	19, Moore Street, Dublin 1. Change of use planning permission to an existing structure with retail/commercial use and conversion to a restaurant/cafe. The development will consist of the refurbishment of no. 19 Moore Street to a restaurant/cafe. The gross floor area shall be 128.7sqm which will accommodate a cafe/restaurant area with kitchen, and storage.	Grant Permission 27/01/10.
3471/12	18/19, Moore Street & 11A Moore Lane, Dublin 1. Planning permission for retention and completion for amalgamation of two existing restaurant units at 18-19 Moore Street and 10, 11-11A Moore Lane, Dublin 1 into one unit.	Grant Permission & Retention Permission 18/01/13
2862/21	<p>Description has been abbreviated</p> <p>PROTECTED STRUCTURE: Dublin Central GP Limited intends to apply for Permission for a period of 7 years at a site, 'Dublin Central - Site 4', (c. 0.3 Ha) at Nos. 10 - 13 and Nos. 18 - 21 Moore Street, No. 5A Moore Lane (also known as Nos. 15 - 16 Henry Place), Nos. 6 - 7 and Nos. 10 - 12 Moore Lane and Nos. 17 - 18 Henry Place (also known as Nos. 4 - 5 Moore Lane), Dublin 1. Also, the site includes the rear of Nos. 50 - 51 and Nos. 52 - 54 Upper O'Connell Street, No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 - 3 O'Rahilly Parade and Nos. 14 - 15 Moore Lane or Nos. 1 - 8 O'Rahilly Parade and Nos. 14 - 15 Moore Lane), Dublin 1 and otherwise generally bounded by No. 22 Moore Street and No. 13 Moore Lane to the north, Moore Lane to the east, Moore Street to the west and Henry Place to the south. Nos. 14 - 17 Moore Street (National Monument / Protected Structures) is bounded north and south by the proposed development. The proposed development comprises a mixed-use scheme (c. 3,290 sq. m gross floor area) in 2no. parts located north and south of the Nos. 14 - 17 Moore Street (a National Monument / Protected Structures) ranging in height from 1 - 3 storeys including retained independent single storey</p>	Decision to Grant Permission 12/01/22; now on appeal to An Bord Pleanála

Planning Ref.	Description	Decision Date
	<p>basements comprising 15no. apartment units (c. 1,454 sq. m gfa), café / restaurant use (c. 864 sq. m gfa), retail use (c. 617 sq. m gfa), cultural use (c. 60 sq. m gfa) and office use (c. 295 sq. m gfa). The proposed development to the north of Nos. 14 - 17 Moore Street consists of: - Nos. 20 - 21 Moore Street are refurbished and adapted to provide 1no. café / restaurant / licenced premises with takeaway / collection facility (c. 80 sq. m in total) at ground floor addressing both Moore Street and proposed new public plaza to the rear and 1no. 1-bed apartment and 1no. 2 bed apartment located at 1st and 2nd floor level - 4no. in total (cycle and bin storage at ground floor level). No terraces or balconies are proposed to the residential units; Provision of a new 2 storey extension at the side of No. 17 Moore Street (National Monument / Protected Structure) to act as an extension for ancillary use to the National Monument - a cultural facility (c. 60 sq. m gfa); Provision of an archway between the gable of No. 20 Moore Street and the new 2 storey extension to No. 17 Moore Street (National Monument / Protected Structure) to form an entrance to a new public plaza off Moore Street; Provision of a 2 storey building with profiled roof consisting 1no. licenced restaurant / café unit with takeaway / collection facility (c. 250 sq. m gfa) etc.</p> <p>Note: 19 Moore Street is proposed to be demolished under the above planning application; now on appeal to An Bord Pleanála. .</p>	

Recent Enforcement History:

E0106/20

Description:

19 Moore Street, Dublin 1, was inspected by the Conservation Section on the 19 July 2021 as part of the architectural heritage assessment of the proposed developments per Reg. Refs: 2862/21.

This description is based on that internal and external inspection, along with consideration of available research and documentation, the architectural heritage documents submitted as part of planning application Reg. Ref: 2862/21, and a more recent external inspection in March.

Exterior: Terraced three-bay, two-storey building, built circa 1946-1950, with flat roof. Modern shopfront to ground floor with red brick front facade laid in English garden bond with granite coping. Square-headed window openings to first floor with fixed pane and timber casement windows. Modern industrial building to rear site facing Moore Lane.

Interior: According to the Molloy Report submitted as part of planning application (Reg. Ref. 2862/21), No. 18 and 19 Moore Street are connected at ground floor level but not at first floor level. The following interior description is based on the Molloy Associates *Building Inventory, Record and Description* and photographs supplied by Dublin City Council Area Planner and Architectural Conservation Officers. The building displays a suspended ceiling to ground floor, concrete bressummer beams with modern plaster finishes and modern doors, skirting and floor finishes. The second floor displays modern doors, skirting and architraves. Concrete floor and likely concrete ceiling (Molloy & Associates May 2021, 10 & 12). Jason Bolton's report on 19 Moore Street states that *the textured brick appears to be of a type commonly used during the 20th century.... The façade does not show any early fabric. Internally the north south and west (inside leaf of the front façade) façades were found to be of concrete (Bolton, April 2021, 70).*

Historical Background

Moore Street was laid out in the early 18th century as part of the Drogheda Estate. *'The Moores (Earls of Drogheda) and in particular - the third Earl of Drogheda developed the first major east west*

route in the new north city, Henry Street, which was complemented by Drogheda Street which ran on a north-south axis immediately to the east. Moore Street was laid out parallel to Drogheda Street, these two streets both ran into Great Britain Street to the north, an old route to Malahide and Howth' (O'Connell Street ACA, 2001, 9).

No. 19 Moore Street does not appear on Rocque's 1756 or 1757 Map but does on his 1773 map: *An Accurate Survey of the City and Suburbs of Dublin by Mr John Rocque with Additions and Improvements by Mr. Bernard Scale*' (Fig. 5). The street is shown as developed with No. 19 in place. The plots on Moore Street stretched back to what is now Moore Lane, then called 'Old Brick Field Lane', named after the 'Old Brick Field' shown on the earlier 1757 Rocque Map.

19 Moore Street was used as a printing house between the 1820 and the late 1850's. There then followed a variety of commercial uses and the building comprised a three-storey structure with tenements on the upper floors. Sometime after this, it became vacant and was in ruins by 1909. The site is shown as an empty or vacant lot on the 1926 Insurance Plan.

According to the Dooley and Hall Report, No. 19 "*suffered two damaging fires in 1899 and... 1902;*". It was unoccupied at the time of the 1901 census. By 1911, both the census and Thom's Directory recorded the building as in ruins (Dooley & Hall 2019, 16); facts also referenced in the Shaffrey Report (2005, 19) and Myles Report (2012, 61 & 105).

1916 Historical Association

On Friday 28th April 1916, the Volunteers garrison in the GPO commenced evacuation of the building as it became engulfed in fire. Following an initial attempt by a group led by 'The O'Rahilly' to reach the William & Woods factory on Great Britain Street (now Parnell Street) that failed, the remainder of the garrison exited the GPO by a side entrance on Henry Street directly opposite the southern end of Henry Place. They made their way along Henry Place before breaking into No.10 Moore Street, located at the junction of Moore Street and the western end of Henry Place. From there, they broke openings through the (mostly upper floor) party walls in buildings along Moore Street during the night of April 28th.

There is no reference to any occupation of 19 Moore Street, probably due to the fact it was already in ruins at that time. According to the Baseline Assessment of 1916 and 1922 Battlefields Report, No. 19 "*was a vacant plot within the terrace which the volunteers passed through. The volunteers describe the timber hoarding separating them from Moore Street and record of deeds supports this*" (Molloy & Associates Feb 2021, 21 & 12).

Post 1916

The Valuation Office records 19 Moore Street as being in '*ruins*', from 1911 to 1935. From 1935 to 1938 it was in use as '*stores*', then reverted to '*ruins*' until 1944/45. There was no claim to the Property Losses (Ireland) Committee for damage under the 1916 Compensation Act as the plot was in ruins (Dooley & Hall 2019, 16). According to research carried out by Molloy & Associates 19 Moore Street had "*no useable buildings on the site until 1944 when it was rebuilt and occupied by a butcher*".

References:

- Department of Housing, Local Government and Housing, *Architectural Heritage Protection Guidelines for Planning Authorities*, 2011
- Dooley, Terence & Hall, Donal Report (2019) *Historical survey of the provenance of 10-25 Moore Street, Dublin c. 1901-1970*. Report carried out for the Moore Street Advisory Group. <https://www.gov.ie/pdf/?file=https://assets.gov.ie/86217/815e932a-af22-434f-861a-086ecd1bd673.pdf#page=null>
- Bolton, J. (April 2021) *Appendix A5: Dublin Central: Built Fabric Analysis Report Volume 1 – Sites 3, 4 & 5*. Unpublished report submitted with planning application reference 2862/21.

- Molloy & Associates (Feb 2021), *Appendix A2: Summary Building Inventory, Description & Assessment*. Unpublished report submitted with planning application reference 2862/21.
- Molloy & Associates (Feb 2021), *Appendix A4: Baseline Assessment of 1916 and 1922 Battlefields, Appendix A4*. Unpublished report submitted with planning application reference 2862/21.
- Molloy & Associates (May 2021) *Appendix A4.6: Building Inventory, Record and Description for Nos 18-19 Moore Street and 10-11 Moore Lane to rear*. Unpublished report submitted with planning application reference 2862/21
- Shaffrey Associates & Montague, J. (Nov 2005) *Architectural & Historical Assessment, No. 16 Moore Street, Dublin 1*. Unpublished Report for Dublin City Council.
- Shaffrey Associates Architects & Franc Myles, Archaeology & Built Heritage (06 February 2012). *Application for Ministerial Consent to carry out Works at 14 – 17 Moore Street, Dublin 1, a National Monument*. Unpublished Report submitted to Department of Arts, Heritage and Gaeltacht in response to a Request for Additional Information. * Note this report includes the Battlefield Archaeological Assessment for Moore Street & Environs by Franc Myles.
- The National Inventory of Architectural Heritage Survey of Dublin City, Stage 1 Ministerial Recommendations issued on the 4th of June 2014

NIAH Record:

The NIAH uses eight categories of special interest (architectural, historical, archaeological, artistic, cultural, scientific, technical & social) and identifies five categories of rating in seeking to rank buildings. The NIAH rating values are International, National, Regional, Local and Record Only (I, N, R, L, O). Structures which are considered of International, National, and Regional significance are deemed worthy of inclusion on the RPS.

The National Inventory of Architectural Heritage (NIAH) survey has been carried out for the area under Stage 1 of the Dublin Survey. 19 Moore Street was surveyed, but not recorded.

Assessment of Special Interest under the Planning and Development Act 2000:

The location (plot/site) is of historical, cultural and social interest by association with the events of the 1916 Rising and, in particular, with the occupation of the terrace at Nos.10-25 Moore Street. However, 19 Moore Street was in ruins at this time. The current, modern structure was built c.1944.

On the basis of the report and assessment above, the Conservation Section considers that the building now at 19 Moore Street, Dublin 1, is of no special interest under the provisions of Sections 51 and 54 of the Planning and Development Act, 2000 (as amended); nor is any part of the building of special interest.

Conclusion:

The association of the terrace of properties at 10-25 Moore Street with the well-documented events of 1916 is of historical, cultural and social significance. However, 19 Moore Street was in ruins at the time. The current building was constructed c. 1944.

Recommendation:

Having regard to Sections 51 and 54 of the Planning and Development Act, 2000 (as amended), the building constructed c. 1944 at 19 Moore Street, Dublin 1, does not merit inclusion on the Record of Protected Structures. This recommendation not to add the building at 19 Moore Street to the City Council's Record of Protected Structures to be noted.



Paraic Fallon
Senior Planner

21/03/2022

Date

Photographs



Fig. 2: 19 Moore Street with fixed pane and top opening window.



Fig. 3: 19 Moore Street, view of first floor.



Fig. 4: View from Ground floor of No. 19 towards No. 18 Moore Street.

Historic Maps:

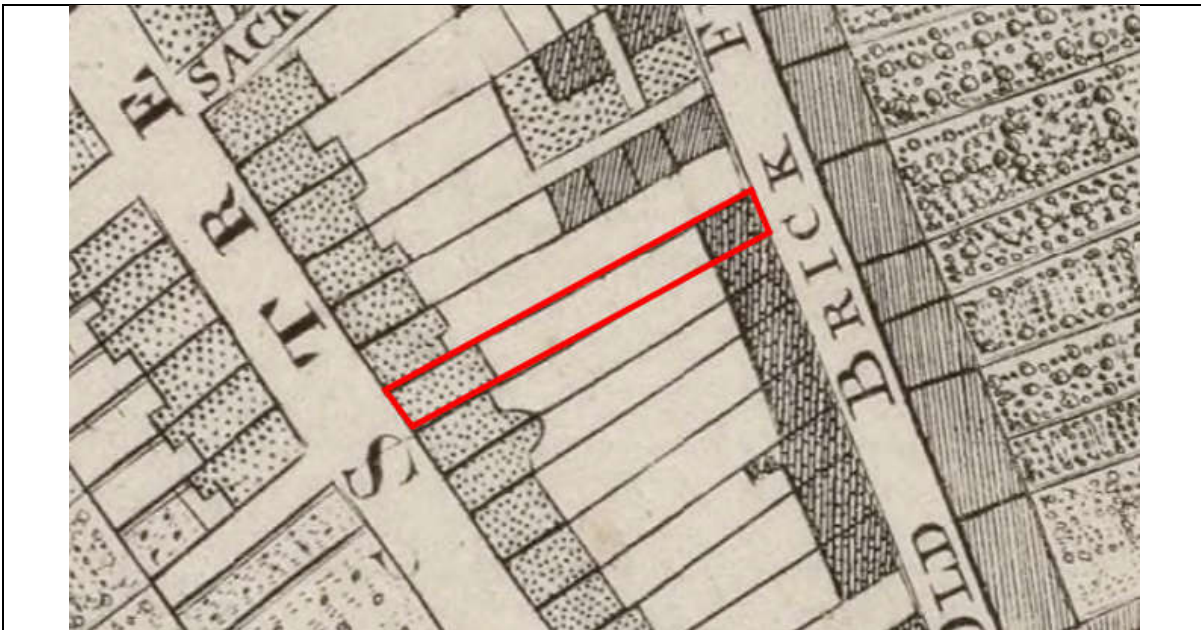


Fig. 5: Extract from 1773 Map 'An Accurate Survey of the City and Suburbs of Dublin by Mr John Rocque with Additions and Improvements by Mr. Bernard Scale'. Moore Street is shown as developed with Nos. 10-25 in place. No. 19 has no rear return, but has a stable structure to the rear, illustrated in black hatching.



Fig. 6: Extract from the 1907 OS 25 inch map showing the location of 19 Moore Street. The building is shown with a rear extension